

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R37747

Property Information

property address: 405 E 31ST ST
legal description: PHILLIPS, BLOCK 25
owner name/address: FRIEDA, MARY M
% BEAUTY SHOP
PO BOX 136
BRYAN, TX 77806-0136
full business name: —
land use category: SFR type of business: —
current zoning: C3 occupancy status: VACANT
lot area (square feet): 9250 frontage along Texas Avenue (feet): 112
lot depth (feet): 103 sq. footage of building: 1256
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 18 # of stories: 1
type of buildings (specify): WFLS
building/site condition: 3
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 70s accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 6
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: DETERIORATING
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Landscaping

comments: _____

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

is the property adjoined by a residential use or a residential zoning district?

residential use

if not developable to current standards, what could help make this a developable property?

Other Comments: